156.0	0001	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,108,400 / 1,108,400
					USE VALUE:	1,108,400 / 1,108,400
					ASSESSED:	1,108,400 / 1,108,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
218		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WEBSTER ADAM
Owner 2:	
Owner 3:	
Street 1:	218 WACHUSETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BECK JAMES C ETAL -
Owner 2:	VON ZABERN BERTRAM -
Street 1:	1010 MEMORIAL DR
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry:
Postal:	02138

NARRATIVE DESCRIPTION

This parcel contains 10,455 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1938, having primarily Wood Shingle Exterior and 2757 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10455.000	591,500	3,300	513,600	1,108,400
Total Card	0.240	591,500	3,300	513,600	1,108,400
Total Parcel	0.240	591,500	3,300	513,600	1,108,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 402.10 | /Parcel: 402.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

103541

GIS Ref

GIS Ref

Insp Date

06/11/18

!12195!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 156.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	591,500	3300	10,455.	513,600	1,108,400	1,108,400	Year End Roll	12/18/2019
2019	101	FV	347,800	3300	10,455.	513,600	864,700	864,700	Year End Roll	1/3/2019
2018	101	FV	268,100	3300	10,455.	432,900	704,300	704,300	Year End Roll	12/20/2017
2017	101	FV	268,100	3300	10,455.	396,200	667,600	667,600	Year End Roll	1/3/2017
2016	101	FV	268,100	3300	10,455.	337,500	608,900	608,900	Year End	1/4/2016
2015	101	FV	261,600	3300	10,455.	293,500	558,400	558,400	Year End Roll	12/11/2014
2014	101	FV	261,600	3300	10,455.	271,500	536,400	536,400	Year End Roll	12/16/2013
2013	101	FV	261,600	3300	10,455.	258,200	523,100	523,100		12/13/2012

PRINT

Date	Time
12/11/20	02:18:12

LAST REV

Date	Time
10/27/19	13:57:06
apro	
12195	

USER DEFINED

Prior Id # 1:	103541
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BECK JAMES C ET	72013-376	1	12/14/2018		1,225,000	No	No		
JANNETTI JOHN M	69884-375		9/5/2017		840,000	No	No		
	18737-502		12/1/1987		239,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/17/2018	425	Heat App	3,000					
1/31/2018	112	Addition	315,408	O				
10/24/2014	1411	Manual	1,036					Air sealing and in
12/31/2003	1082	Re-Roof	8,575					
8/23/1993	406	Manual	1,000					FIREPLACE INSERT
6/30/1992	271		27,000					19X17 ADD/19X14 DE

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	Permit Visit	DGM	D Mann
6/11/2018	MEAS&NOTICE	BS	Barbara S
10/17/2008	Meas/Inspect	189	PATRIOT
3/17/2000	Inspected	263	PATRIOT
11/24/1999	Measured	268	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10455		Sq. Ft.	Site		0	70.	0.70	7									513,554						513,600	

Total AC/HA: 0.24001 | Total SF/SM: 10455 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 513,554 | Spl Credit | Total: 513,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.12254715
Const Adj.:	0.99980003
Adj $ / SQ:	140.290
Other Features:	125467
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	619980
Depreciation:	28519
Depreciated Total:	591461

COMMENTS

PDAS OF=BMT TOILET.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1		HB	1			

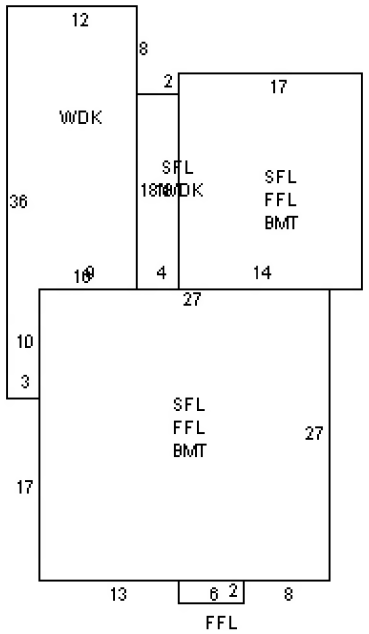
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	169.75
Special Features:	0	Val/Su Net:	159.65
Final Total:	591500	Val/Su SzAd	266.20

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,141	140.290	160,071
FFL	First Floor	1,081	140.290	151,654
BMT	Basement	1,069	67.080	71,705
WDK	Deck	414	8.410	3,483

Net Sketched Area:	3,705		Total:		
Size Ad	2222	Gross Are	7971	FinArea	2757

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	V	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

156.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10 X 8	G	AV	2005	0.00	T	11.2	101						
3	Garage	D	Y	1	10X20	A	AV	1940	27.50	T	40	101			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:		Total:	3,300